

16-515 DISTRICT "C-2" GENERAL BUSINESS DISTRICT.

515.1 INTENT. The "C-2" General Business District is intended for the purpose of allowing basic retail, service and office uses in addition to those normally permitted in neighborhood centers. This district is also intended to provide locations for commercial activity that do not require a central location downtown but do require a location easily accessible to the downtown shoppers. Business uses needing large floor areas, particularly those of a service nature, not compatible with Central Business District uses are included in this district. (Ord. 2003, Sec. 4)

515.2 PERMITTED USES. In District "C-2" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Any use permitted in District C-1.
- B. Retail sale of goods and services including or similar to the following, but excluding any use specifically listed in District C-3:

Goods:

- Building supplies;
- Grocery and convenience store items;
- Gasoline and other motor vehicle fuels; (stations or wholesale)
- Glass;
- Medical equipment;
- Motorcycles, jet skis (new or used);
- Office equipment.

Services:

- Child and elder daycare;
- Delivery services;
- Newspaper publishing and printing;
- Pawn shops and check cashing services;
- Theaters, movie and stage.

- C. Rental or leasing of furniture and home furnishings.
- D. Automotive services limited to glass installation and replacement, brake and muffler repairs, window tinting, radio and stereo installation, tire and battery stores, and tune-up, quick lube and auto diagnostic centers, that are typically same day services with no overnight, outside storage.
- E. Services such as pest control, custom maintenance and small equipment repair.
- F. Classrooms and training facilities for business and trade schools.

- G. Entertainment or recreational uses including or similar to the following, but excluding any other use specifically requiring a conditional use permit:

Bowling alleys;
Pool or billiard parlors;
Skating rinks;
Indoor tennis and racquet courts; or
Indoor miniature golf.

- H. Plumbing, air conditioning/heating, and electrical supplies and services.

- I. Accessory uses customarily incidental to the uses permitted in "C-2" Central Business District.

(Ord. 2003, Sec. 4)

515.3

CONDITIONAL USES. The following be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council.

- A. Motor vehicle repair service, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Building Official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than 80%.
- B. Motor vehicle body shop, provided that all work shall be performed and all materials shall be stored within an enclosed building; and provided further that all operable or inoperable motor vehicles determined by the Building official to be a safety hazard or visual blight shall be screened from public view and access by a solid or semi-solid fence having a minimum eight of six (6) feet and a visual density of no less than 80%.
- C. Storage and warehousing except for products of a highly explosive, combustible or volatile nature.
- D. Wholesale establishments except those which handle products of a highly explosive, combustible or volatile nature.
- E. Public Utility – Telephone exchanges, electric substations, water, sewer or storm sewer facilities, and natural, piped gas operating under government franchise and contract.
- F. Hotels and motels, subject to the following conditions:
1. The use must be located in close proximity to an arterial street as designated in the Community Development Plan.
 2. All driveways, parking, loading, and vehicular circulation areas shall be per City construction standards.

3. A site plan indicating ingress/egress, off-street parking, loading areas, on-site traffic circulation, landscaping, and building elevations shall be submitted to the Planning Commission for considerations with the conditional use permit.

4. The Planning Commission may attach such other conditions as deemed necessary to provide compatible development.

G. Retail or wholesale of new passenger cars. Used cars, and new or used recreational vehicles may be sold as an accessory use to the selling of new cars and only on the same lot as the new cars or on a lot separated only by the right-of-way.

H. Rental or leasing of new and used passenger cars and single axle rental trucks and trailers.

(Ord. 2003, Sec. 4)

515.4 INTENSITY OF USE REGULATIONS.

A. MINIMUM LOT AREA: None for commercial uses. Fifteen hundred (1500) square feet for each apartment built above ground floor.

B. MINIMUM LOT WIDTH: None.

(Ord. 2003, Sec. 4)

515.5 HEIGHT REGULATIONS.

A. MAXIMUM STRUCTURE HEIGHT: Forty-five (45) feet.

(Ord. 2003, Sec. 4)

515.6 YARD REGULATIONS.

A. FRONT YARD:

1. The front yard shall be a minimum of 25 feet in depth measured from the front lot line. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.

B. MINIMUM SIDE YARD: Nine (9) feet when adjacent to a residential district, otherwise none.

C. MINIMUM REAR YARD: No rear yard shall be less than twenty (20) percent of the depth of the lot, or twenty-five (25) feet, whichever is smaller.

(Ord. 2003, Sec. 4)

515.7 USE LIMITATIONS.

A. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.

B. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any adjacent property and no glare is visible to any traffic on any public street.

- C. A solid or semi-solid fence, hedge or wall at least six (6) feet, but not more than eight (8) feet high, and having a density of not less than eighty (80) percent per square foot, shall be provided adjacent to an adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner or owners of the property in the "C-2" District.
- D. Gasoline pumps, air and water service and other fixtures used in connection with automobile service stations may be located within the front yard but not less than twelve (12) feet from the front lot line and in any event, not less than forty (40) feet from the centerline of any street or road on which the service station abuts.
- E. Buildings should be oriented so that the front or side of the building faces the public street frontage of the property. In unique situations due to the design of the lot with double or triple frontages where it is necessary to orient a rear elevation towards a public street, all loading and services areas shall be screened from public view with landscaping, berming, facade walls, or fencing.

(Ord. 2003, Sec. 4)

515.8 PARKING REGULATIONS. One off-street parking space in the side or rear yard shall be provided for each 250 square feet of service floor area. (See Article 10 for additional parking requirements.) (Ord. 2003, Sec. 4)

515.9 SIGN REGULATIONS. See Article 12. (Ord. 2003, Sec. 4)

515.10 LANDSCAPING. See Article 11. (Ord. 2003, Sec. 4)